128.A	0001	0204.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	552,500	/	552,500
USE VALUE:	552,500	/	552,500
ASSESSED:	552,500	/	552,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 204

Owner 1:	RITA NIKITA ANUP
Owner 2:	RITA ANUP KANTILAL
Owner 3:	
Street 1:	1 SCHOOL ST UNIT 204
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PUNJABI TONY T -
Owner 2:	PUNJABI SAPNA T -
Street 1:	1 FRANKLIN ST UNIT 4005
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1267 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	552,500			552,500
Total Card	0.000	552,500			552,500
Total Parcel	0.000	552,500			552,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.07 | /Parcel: 436.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.A-0001-0204.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	501,700	0	.		501,700	501,700	Year End Roll	12/18/2019
2019	102	FV	457,700	0	.		457,700	457,700	Year End Roll	1/3/2019
2018	102	FV	378,300	0	.		378,300	378,300	Year End Roll	12/20/2017
2017	102	FV	351,900	0	.		351,900	351,900	Year End Roll	1/3/2017
2016	102	FV	432,900	0	.		432,900	432,900	Year End	1/4/2016
2015	102	FV	348,500	0	.		348,500	348,500	Year End Roll	12/11/2014
2014	102	FV	334,600	0	.		334,600	334,600	Year End Roll	12/16/2013
2013	102	FV	334,600	0	.		334,600	334,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10083

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUNJABI TONY T,	76287-556	2	11/30/2020		612,000	No	No		
SHRIVER BEATRIC	75372-282	2	8/14/2020	Estate/Div	470,700	No	No		
SCHNEIDER ANNE	27602-21		8/22/1997		197,900	No	No		Beatice M Shriver dod 1/13/2020

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2020	Inspected	DGM	D Mann
9/9/2020	SQ Mailed	MM	Mary M
11/9/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6043																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/11/20	00:26:23

LAST REV

Date	Time
12/08/20	09:57:05

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

137211

10/13/20

!10083!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	137211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.051000118
Name:	28 - 6043

DEPRECIATION

Phys Cond:	GV - Good-VG	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.9	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	0.97355962
Const Adj.:	1.10301948
Adj $ / SQ:	343.634
Other Features:	46943
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689728
Depreciation:	137256
Depreciated Total:	552472

COMMENTS

648-4909,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	491.40
Special Features:	0	Val/Su Net:	436.07
Final Total:	552500	Val/Su SzAd	436.07

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,267	343.630	435,384

Net Sketched Area:	1,267		Total:	435,384	
Size Ad	1267	Gross Are	1267	FinArea	1267

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.A-0001-0204.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: